



Employment Land Position Statement

May 2014

WARRINGTON
Borough Council



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1 Introduction

This report sets out Warrington Borough's Position Statement regarding the take up and supply of land for employment development within the borough as at the 1st April 2014.

The main purpose of this Employment Land Report is to inform and monitor the employment land policies as contained in the Warrington Local Plan Core Strategy 2006-2027 adopted in July 2014. This report is updated annually.

In addition to this report, the Council also produces an Employment Land Review which also forms part of the Council's LDF evidence base. This review was last undertaken in 2012. The Review considers the quality of the borough's employment sites and also provides a schedule of available floorspace and sites in the various employment areas across the borough.

The figures and calculations within the report inform the development of the Council's Local Plan Core Strategy. Previous figures dating back to 1996 can be found in previous employment land reports. Sites over 0.1ha in size or 100 sqm in floorspace are included in the assessment.

In addition to informing the Statutory Planning process, this report is also intended to meet the requirements of the audience in the wider development community by including information on floorspace, use class and development type, in addition to the basic site area information required for policy monitoring. The report also informs the Council's Annual Monitoring Report.

For Employment Land related issues please ask for:

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Please note that this statement contains maps showing all sites referred to within this document as having been developed, or identified, for employment uses as at 1st April 2014. These maps are intended to identify site locations only. If you require information on precise site boundaries, please refer to the relevant planning permission.

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2 Summary of Completions & Identified Supply (LPCS Requirement)

Record Status as at 1 st April 2014	No. Of Sites	All Employment Sites				% Brown-field	No. Of Units	Total Floorspace		Car Spaces	Cycle Spaces
		Site Area	Green-field	Brown-field				SqM	SqFt		
		Ha.	Ha.	Ha.							
Completed 06-13	53	66.39	13.37	53.02	80%	134	131,448	1,414,905	2,435	14	
Completed 13-14	7	19.28	0.00	19.28	100%	7	40,202	432,734	-	-	
TOTAL COMPLETED Up to 1/4/14	60	85.67	13.37	72.30	84%	141	171,650	1,847,639	2,435	14	
Under Construction	7	69.50	0.00	69.50	100%	10	148,454	1,597,959	532	-	
TOTAL COMMITTED (Committed + UC)	67	155.17	13.37	141.80	91%	151	320,104	3,445,598	2,967	14	
PP – Sites with Planning Permission	20	70.93	0.00	70.93	100%	26	110,767	1,192,296	890	-	
Omega Outline PP	1	42.26	0.00	42.26	100%	-	243,774	2,623,983	5,192	-	
IMMEDIATELY AVAILABLE	21	113.19	0.00	113.19	100%	26	354,541	3,816,279	6,082	-	
GRAND TOTAL	88	268.36	13.37	254.99	95%	177	674,645	7,261,877	9,049	14	
Losses / Lapsed PP	7	5.99	0.00	5.99	100%	16	19,309	207,843	162	-	
Omega Strategic Allocation ¹	3	105.86	0.00	105.86	100%	-	357,654	3,850,000	8,006	-	
TOTAL ALLOCATED SITES	3	105.86	0.00	105.86	100%	-	357,654	3,850,000	8,006	-	

Summary of Key Findings for last LPCS monitoring period

- Total completions up to 1st April 2014 stands at 66.39 Ha.
- 69.50 Ha. was under construction at the 1st April 2014.
- 21 sites had planning permission, totalling 113.19 ha of land in total
- The total committed and identified supply from 1996-2014 against the proposed policy figure of up to 277 Ha currently stands at 268.36 Ha.
- Whilst there is no specific target for new employment development on brownfield land, in the period 2006 to 2014, 84% of Warrington's employment development has been on brownfield sites. 100% of the currently identified supply is brownfield.
- There remains an identified forward supply to 2027 of 113.19 Ha, not including the Omega Strategic Site.
- The average annual take up rate of land for development for employment uses between 2006 and 2014 was 10.7 Ha. per annum.
- Land supply is sufficient to meet the requirements of Policy CS2 of the Local Plan Core Strategy.
- Lapsed planning permissions accounts for 4.49 Ha. Losses to other uses accounts for 1.50 Ha.

¹ Figure includes land to be used for future residential development (as adopted in LPCS Policy CS8) of "about 1,100 dwellings in the plan period"

Developments on the ground since the last monitoring period

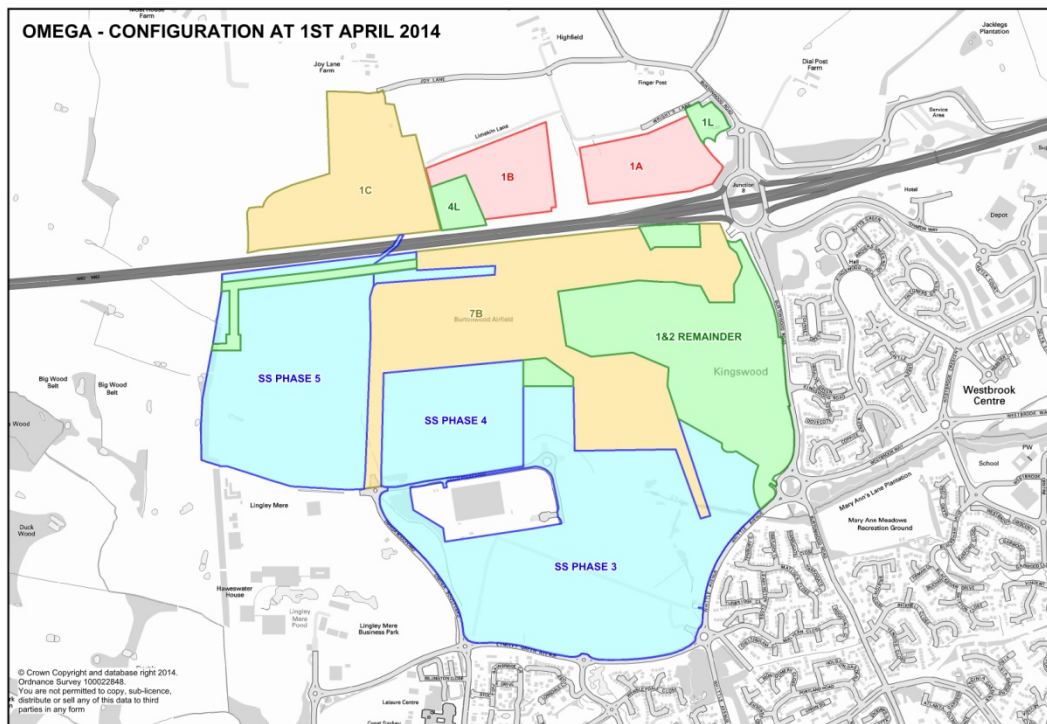
In the year to 1st April 2014 the following developments have occurred:

- 2013/14 saw the completion of 40,202 Sq.M. (432,734 Sq.Ft.) of new commercial floorspace across 7 sites totalling 19.28 Ha. of land. These figures are much higher than those achieved in the previous years in terms of hectarage and floorspace. This is due to large scheme completions at Omega North.
- 69.50 Ha. of land on 7 sites was under construction at 1st April. The amount of floorspace under construction at the 1st April 2014, is 148,454 Sq.M. (1,597,959 Sq.Ft.), which is considerably more than 2013. This is due to large schemes under construction at Omega North and South, Birchwood Park and Winwick Road.
- The figures for the Omega Commitment (outline consent) and Strategic Allocation (Omega South) reflect gross sizes in hectares. The figure for the Omega outline permission has been reduced this year to take account of the completions and sites under construction at Omega 1C and 7B. The Strategic Allocation net figure was also previously taken from the development masterplan rather than the site as a whole (gross figure). In order to make an accurate assessment of supply to inform the core strategy production, all site sizes must now be presented in gross terms to ensure consistency. The figures for the Strategic Allocation has also been reduced due to new site Omega 7B which overlaps sections of Strategic Phases 3, 4 and 5. The site areas and floorspaces from all new applications have been deducted from the figures given for the previous Omega consents so as to not double count any land (The floorspace figures for the original outline and the Strategic Allocation are indicative only as shown in italics in the table above and have not changed). A plan and table show the new configuration below.

2013 Site Ref	Size Ha.	2014 Site Ref	Size Ha.	Change in Site Size
Omega 1A	7.45	Omega 1A	7.45	No Change
Omega 1B	7.38	Omega 1B	7.38	No Change
Omega 1 & 2 Remainder (Outline PP)	82.40 (52.84 Net)	Omega 1C	18.19	Phase 1 & 2 remainder loses 18.19 Ha.
		Omega 1 & 2 Remainder	42.26	Phase 1 & 2 remainder loses 18.78 Ha. to Parcel 7B
		Omega 1 Parcel 4L	2.06	Phase 1 & 2 remainder loses 2.06 Ha.
		Omega 1 Parcel 1L	1.11	Phase 1 & 2 remainder loses 1.11 Ha.
Omega Phase 4	33.75	Omega South Parcel 7B	43.11	43.11 Ha. Gain from existing phases
		Omega Phase 4 Remainder	17.57	Phase 4 loses 16.18 Ha. To Parcel 7B
Omega Phase 3	62.06	Omega Phase 3 Remainder	55.06	Phase 3 loses 7.00 Ha. To Parcel 7B
Omega Phase 5	34.38	Omega Phase 5 Remainder	33.23	Phase 5 loses 1.15 Ha. To Parcel 7B

The plan below shows the configuration of Omega at 1st April 2014. The red sites are now complete, yellow are under construction, green have planning permission and blue are the remainders of the strategic elements.

Following adoption of the Local Plan Core Strategy, Policy CS8 makes provision for the development of “about 1,100 dwellings within the plan period”. The amount of land included in the Omega Strategic Allocation will therefore reduce. The precise details of this reduction will become clearer once a residential application has been submitted. This will be incorporated into future ELA statements.



3 Assessment of Supply to inform LPCS policy

In order to progress the key strategic objective with regards to the level of future employment development which will be provided for in the borough, a consultation document was prepared in November 2010 which discussed the options the Core Strategy could take forward in relation to the quantity of land for employment development to be provided in the borough over the period up to 2027. The consultation document used the 2010 Employment Land Monitoring figures whereas the Employment Background Paper accompanied the Core Strategy draft Consultation Document using the updated 2011 Employment Land Monitoring figures. The Local Plan Core Strategy was adopted on 21st July 2014 using the same base evidence and the figures are updated below using 2014 data.

The consultation document provided two possible options;

1. To maintain the supply at the previous UDP rate or
2. Reduce supply to reflect demand evidence

Following the consultation, Option 2 was the Preferred Option. This option was adopted in the Local Plan Core Strategy in Policy CS2.

The figures provided in the tables below set out the Core Strategy Plan Period and employment land requirements based on 11 Hectares per annum.

Plan Period 2006-2027 = 21 years

Requirement 21 x 11 Ha. + 20% choice factor = 277 Ha.

The table below shows the current employment land situation from 2006 to 2013 and considers the future requirement for the borough. For the purposes of the Core Strategy, the Omega Strategic Site is included in the assessment.

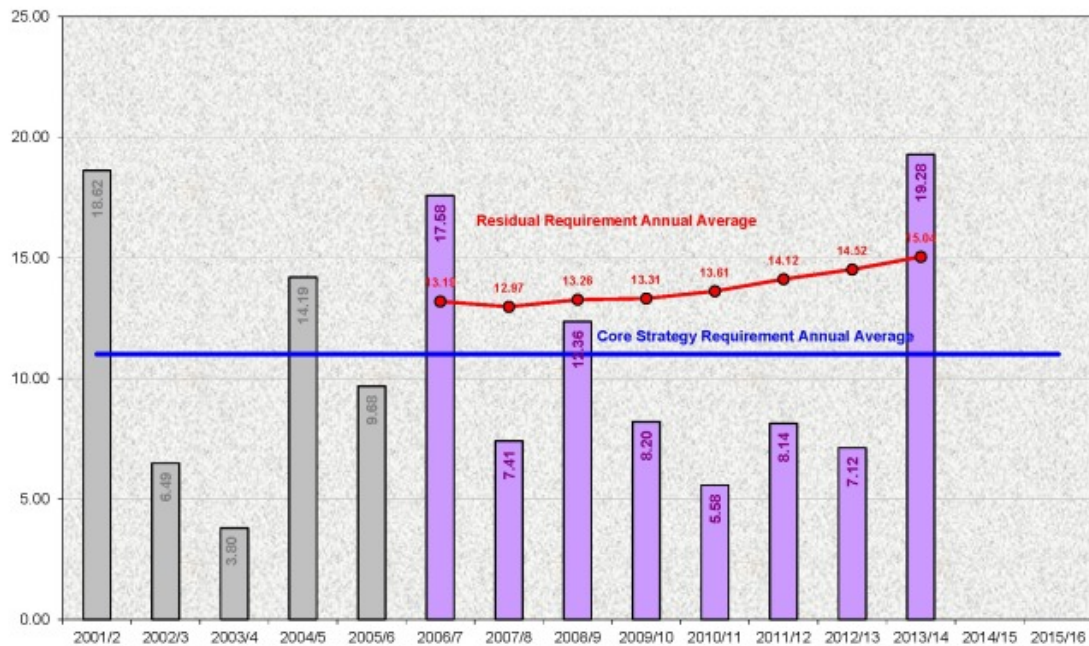
Completions 2006-2014	85.67 Ha.
Under Construction at 1/4/14	69.50 Ha.
Identified Sites at 1/4/14 (Sites with Planning Permission and Omega Phases 1 & 2)	113.19 Ha. (10.3 years forward supply)
Total Available	268.36 Ha.
TOTAL REQUIREMENT	277 Ha.
Remaining Requirement to 2027	8.64 Ha.
Omega Strategic Site	105.86 Ha.
Total Available	374.22
Residual Post 2027	+97.22 Ha. (8.8 years)

By using the correct gross figures for the Omega site and the commencement of development within the strategic element of Omega, the assessment shows a healthy residual supply in the longer term and a healthy current forward supply of 10 years from 1st April 2014. The updated assessment using 2014 monitoring information continues to confirm the justification of selecting option 2 as the Preferred

option for the Core Strategy to reduce the supply to 11 hectares per annum to reflect demand evidence.

It is evident from the assessment that both the strategic and non-strategic elements of the Omega site remain an important part of the future supply of employment land in the borough with development having begun on both parts.

The employment land trajectory below indicates the take up of employment land for the Core Strategy Plan Period compared with the annual average target figure.



Potential Future Sites

Some elements of the currently identified supply may not come forward for development over the plan period and some may be lost to other uses. Historically, such losses have been offset by additional contributions in the way of ‘windfall’ sites and it is assumed that would also be the case in the future. Appendix 5 of this report provides a schedule of potential sites which may come forward for employment development in the future and which could provide a greater choice of employment development. The schedule has identified a minimum of 88.04 of land.

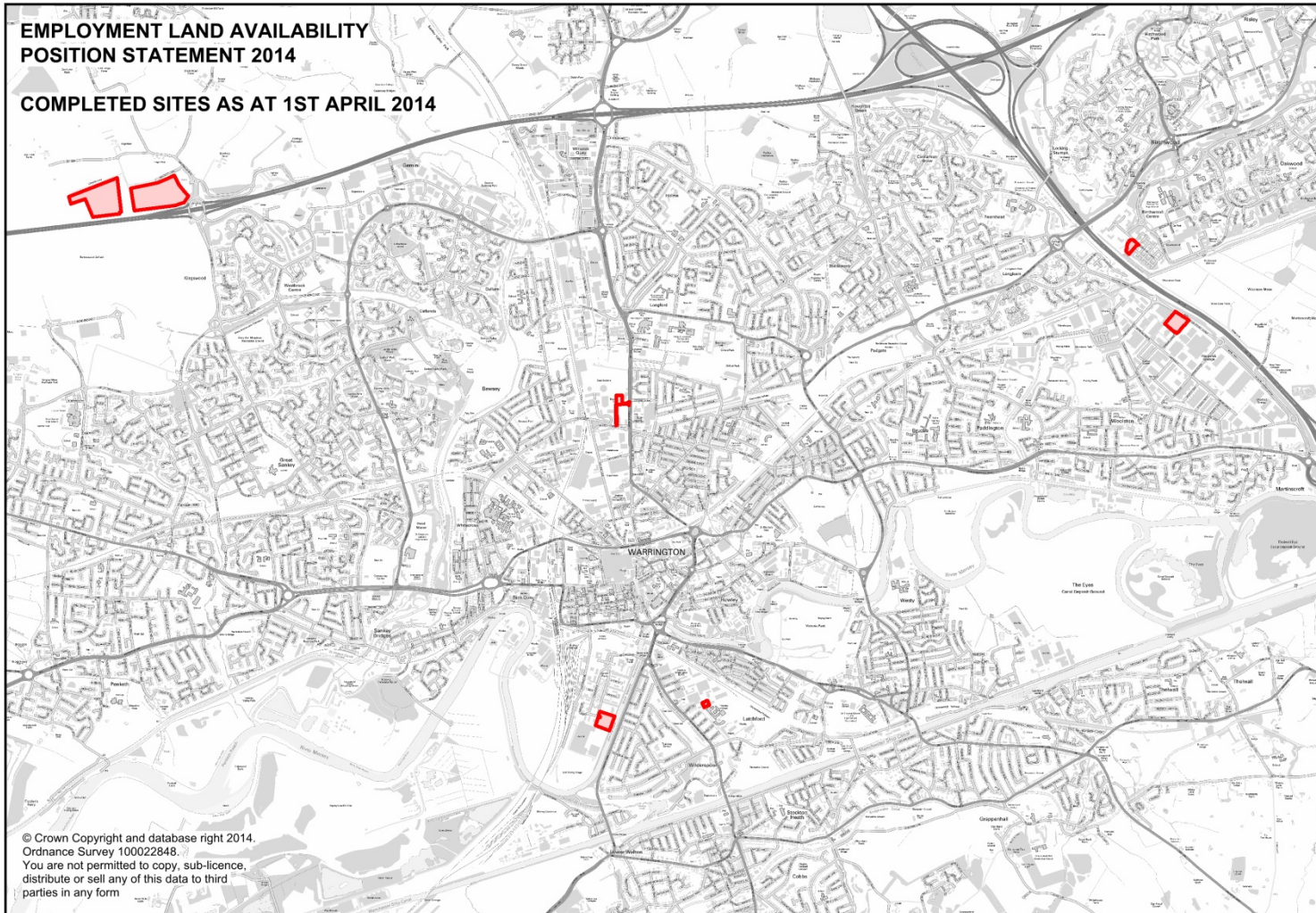
Policy PV1 in the Local Plan Core Strategy also highlights existing employment areas within the borough. Whilst some of these areas have already been developed, the remaining sites present development opportunities that are not reflected in the above figures (except where individual sites within them have been separately identified) and that are likely to generate an as yet unquantified source of employment land. Any emerging supply from this source will count towards the Policy figure of up to 277 Ha.

Policy PV2 in the Local Plan Core Strategy makes enabling provision for employment development within a defined development opportunity area around Fiddler’s Ferry Power Station. This policy aims to allow only complementary employment development that utilises the sites unique characteristics or which support and enhance the operational efficiency of the site.

Appendix 1: Completed Sites at 1st April 2014

WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
337	CM 14	6 Kingsland Grange	Woolston	B	Full	Proposed extension to existing factory	2010/16609				Y		1.75	1,655	17,814
346	CM 14	Unit 8B Palatine Industrial Estate	Causeway Avenue	B	Full	Proposed extension to unit 8a and provision of new industrial unit	2011/18715			Y		Y	0.19	334	3,595
Omega 1A	CM 14	Plot 1A Omega North	North of M62, Burtonwood	B	Res. Matters	Application for approval of reserved matters following outline approval 2003/01449 - distribution centre (B8) and associated car parking, landscaping and site access.	2012/20856					Y	7.45	14,500	156,078
348	CM 14	Plot R, Centre Park	Lakeside Drive	B	Full	Proposed construction of office building for B1(a&b) use including car parking and landscaping.	2011/19163	Y	Y				1.41	4,636	49,902
319	CM 14	Units 610-613	Birchwood Boulevard	B	Full	Proposed two storey side extension to office	2008/14059	Y	Y	Y			0.62	215	2,314
Omega 1B	CM 14	Plot 1B Omega North	North of M62, Burtonwood	B	Res. Matters	Reserved matters application for distribution centre (use class B8) with associated car parking, landscaping and access from approved service road.	2012/20315					Y	7.38	18,426	198,337
364	CM 14	Land at Kerfoot Street	Warrington	B	Full	Full Planning - Proposed construction of 2no. Commercial Units (Unit 1 - Trade Counter & Unit 2 - Auto Service Centre)	2013/22453	Y	Y	Y	Y	Y	0.48	436	4,693

**EMPLOYMENT LAND AVAILABILITY
POSITION STATEMENT 2014
COMPLETED SITES AS AT 1ST APRIL 2014**



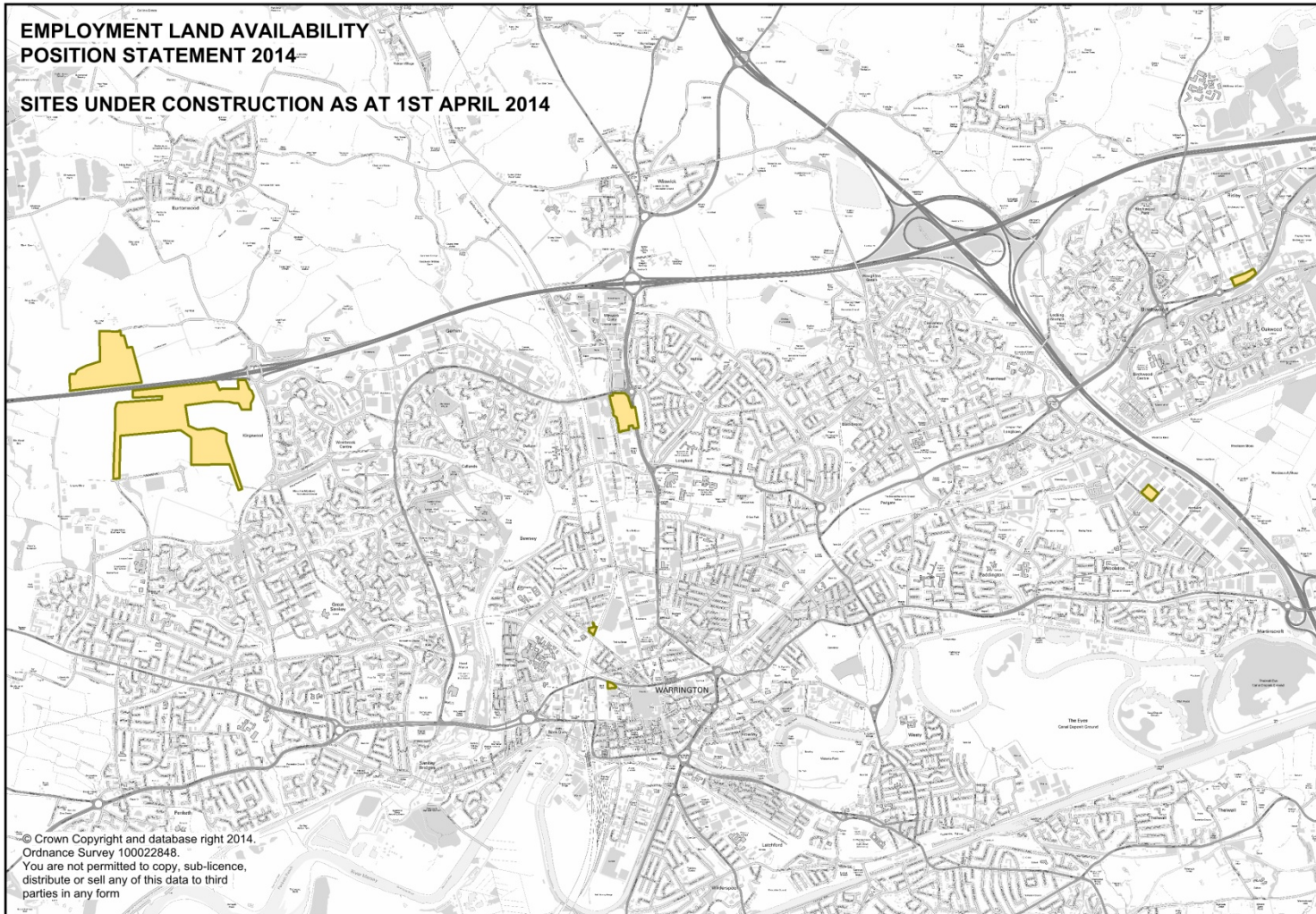
Appendix 2: Sites Under Construction at 1st April 2014

WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
347	UC 14	Former FIAT Warehouse	Winwick Road	B	Full	Proposed demolition of existing buildings and construction of new employment units and remodelling of existing buildings for research and development, light industry, general industry and storage or distribution (use classes B1(b), B1(c), B2 and B8) along with two new road junctions at Winwick Road and Cromwell Avenue, associated car parking and landscaping.	2011/18571		Y	Y	Y	Y	5.31	19,354	208,326
352	UC 14	Bank Park Depot	Kendrick Street, Warrington	B	Full	Proposed demolition of existing building and associated parking and construction of part 2, part 3 storey office building with associated parking, site entrance and landscaping.	2012/20007	Y					0.30	2,044	22,002
354	UC 14	Land at Aston Avenue (Building 602)	Birchwood Park	B	Res. Matters	Application for approval of reserved matters following outline approval 2012/19696 - Erection of office accommodation, formation and alteration of access, landscaping, car parking and associated development.	2012/20927	Y	Y	Y			1.38	3,971	42,744
336	UC 14	Land off Bewsey Road	Warrington	B	Full	Proposed mixed used development comprising four units for light industry (B1c), storage/distribution (B8) and shops (A1) use	2010/16550			Y		Y	0.28	580	6,243
Omega 1C	UC 14	Plot 1C Omega North	North of M62, Burtonwood	B	Res. Matters	Reserved matters application for a logistics facility (Use Class B8) with associated car parking, landscaping and associated works, pursuant to outline permission 2003/01449 (as amended by 2012/20812).	2013/21695					Y	18.19	65,500	705,042
Omega 7B	UC 14	Plot 7B Omega North	North of M62, Burtonwood	B	Full	Proposed distribution warehouse development with associated access, landscaping, estate roads, HGV and car parking,	2013/21340					Y	43.11	56,000	602,784

WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
						attenuation pond and other ancillary development.									
361	UC 14	5 Kingsland Grange	Woolston	B	Full	Proposed extension and refurbishment of existing portal frame building with increase in overall height by 2.5m with the inclusion of a single storey external office block.	2013/22237					Y	0.93	1,005	10,818

**EMPLOYMENT LAND AVAILABILITY
POSITION STATEMENT 2014**

SITES UNDER CONSTRUCTION AS AT 1ST APRIL 2014



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Appendix 3: Sites with Planning Permission at 1st April 2014

WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
216	PP	(site of) Stanford House	Garrett Field	B	Full	Erection of 4 storey office building (Use Class B1) with 150 car parking spaces (Time Limit extended)	2013/21379 2010/15826	Y	Y	Y			2.25	5,091	54,800
309	PP	Forrest Way Business Park	Forrest Way,	B	Full	Proposed extension of time period for the implementation of planning permission granted under reference 2007/11662 (employment development comprising outline proposals for Use Classes B1 (a) office use (up to maximum of 3,230 (Further TL extended to 2017)sq. m), B1 (b) research and development/ B1 (c) light industrial uses (up to maximum of 6,937 sq. m); B2 general industrial uses (up to maximum of 2,680 sq. m) and B8 storage and distribution uses (up to maximum of 9,477 sq. m), with all detailed matters - other than means of access - reserved for later approval; and full proposals for the raising of land levels)	2013/21921 2010/17309	Y	Y	Y	Y	Y	7.50	22,324	240,296
324	PP	Land at Cameron Court / Colville Court / Chetham Court	Winwick Quay	B	Full	Application to extend the time limit for implementation of permission 2008/14053	2012/20905	Y	Y	Y	Y	Y	9.42	3,082	33,175
330	PP	Wireworks Employment Element	Winwick Street	B	Full	Application to extend the time limit for implementation of previous approval 2005/07134 for mixed use development of residential, commercial and leisure uses with associated car parking and landscaping	2010/16345	Y	Y	Y			2.52		
331	PP	Site 1 Dalton Avenue	Birchwood Park	B	Outline	Application to extend time limit for implementation of permission 2008/12744 (outline application for office building).	2012/19459	Y	Y	Y			1.72		
345	PP	Allied Cables	Old Liverpool Road	B	Full	Proposed single storey storage/office building	2011/18601					Y	0.19	66	710

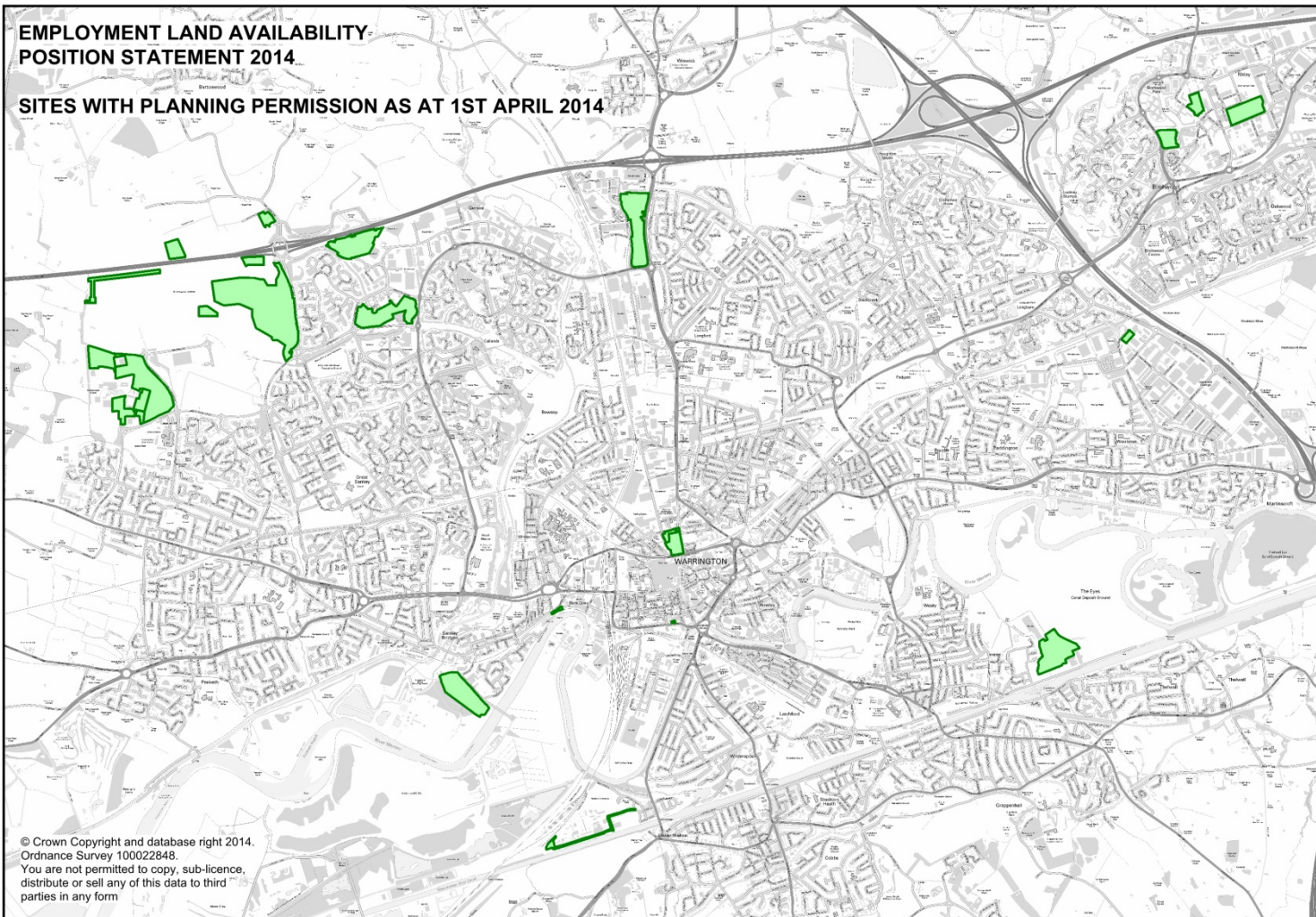
WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
15 A (i)	PP	Phase 1 Remainder - Lingley Mere	Lingley Green Avenue	B	Full	Proposed erection of 2 storey office (Use Class B1(a)) building (2100 sq m); car parking and associated infrastructure; (re-arrangement of equivalent floorspace previously permitted under planning permission 2004/03286)	2007/11420	Y					1.68	2,100	22,604
15 A(c)	PP	Phase 3 - Lingley Mere	Lingley Green Avenue	B	Outline	Outline application for employment development: 1600 sqm B2; 13000 sqm B8; 1250 sqm ancillary B1 and associated uses (Access only) (Time Limit extended 15 years)	2013/21105 2006/09067	Y	Y	Y	Y	Y	3.62	15,850	170,609
15 A(g)	PP	Phase 2 - Lingley Mere	Lingley Green Avenue	B	Outline	Outline application for 28655 sqm of B1 (office) floorspace; 970 car parking spaces and associated works (means of access only) (Time Limit extended 15 years)	2013/21109 2005/06804	Y	Y	Y			12.58	23,185	249,563
250 7(b)	PP	Birchwood Park Site 7 (South)	Faraday St / Cavensish Ave / Daten Avenue	B	Res. Matters	Reserved matters application for ten, 2 storey office buildings and associated car parking (all reserved matters).	2007/10697	Y	Y	Y			4.61	18,324	197,240
36c	PP	Gemini 16	Westbrook Crescent	B	Section 6.1 / 7.1	Gemini 2 - Westbrook Employment Area	412-119	Y	Y	Y	Y	Y	7.60		
Omega Phases 1 & 2 Remainder	PP	Omega Phases 1 and 2 Remainder	Lingley Green Avenue	B	Outline	Outline application for Omega Phases 1 & 2 involving phased redevelopment for primarily employment uses (offices, industrial, storage & distribution) with associated development for subsidiary uses (retail, food & drink, non-residential institutions & hotel), and associated car parking, landscaping and infrastructure, including demolition of existing structures on site.	2003/01449	Y	Y	Y	Y	Y	42.26	243,774	2,623,983
353	PP	24 Kingsland Grange	Woolston	B	Full	Proposed new office building to rear.	2012/20452	Y		Y			6.20	1,621	17,448

WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
355	PP	Perstorp UK Ltd	Baronet Road, Latchford	B	Full	Proposed new B1 office building to be constructed within curtilage of chemical plant. Car parking spaces along with associated hard and soft landscaping.	2012/20949	Y	Y	Y			1.51	982	10,570
356	PP	Gemini 8 Retail Park	Charon Way, Westbrook	B	Res. Matters	Application to extend the time limit for submission of reserved matters and implementation of permission 2007/11923 (Outline application for B1, B2 and B8 uses, Hotel (C1), pub/restaurant (A3 / A4) including provision of access and on site infrastructure, provision of internal estate road, plateau formation, drainage and associated works).	2013/21417	Y	Y	Y	Y	Y	3.18		
357	PP	Phase 1 Remainder - Lingley Mere	Lingley Green Avenue	B	Outline	(Phase 1 Remainder) Outline planning application for offices (maximum 8808 sq m floorspace - use class B1); 591 car park spaces, access arrangements and associated infrastructure - to replace development permitted previously under 2004/03286 (all matters of appearance, landscaping, layout and scale reserved for later approval).	2012/20299	Y					2.35	8,808	94,809
360	PP	Land at Stanley Street	Warrington	B	Outline	Extension of Time - Proposed extension of time limit for implementation of previous application 2010/16063 (Outline application for proposed construction of five storey office block and associated car parking (with matters of appearance and landscaping reserved for later approval)	2013/22160	Y	Y	Y			0.05	1,677	18,051
362	PP	Former Dallam Day Centre, Dallam Lane	Warrington	B	Full	Full Planning (Major) - Proposed erection of a five storey building for use as business start-up "incubator" units (Use Class B1(a) and (b)) with associated access, parking, landscaping and	2013/22881	Y	Y				0.48	4,645	49,999

WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
						infrastructure.									
363	PP	Novelis UK, Latchford Locks	Latchford	B	Full	Proposed installation of a new automotive scrap recycling facility as an additional line to the existing aluminium recycling processes that are undertaken at the Latchford Lock Works. (Provision of a new Barn Extension for the processing of Automotive Aluminium scrap, and the construction of a Dust Filter Unit).	2013/22329				Y		0.3	3,012	32,421
Omega 1 1(L)	PP	Omega North - Parcel 1(L)	Warrington	B	Outline	Outline application for Omega Phases 1 & 2 involving phased redevelopment for primarily employment uses (offices, industrial, storage & distribution) with associated development for subsidiary uses (retail, food & drink, non-residential institutions & hotel), and associated car parking, landscaping and infrastructure, including demolition of existing structures on site.	2003/01449	Y	Y	Y	Y	Y	1.11		
Omega 1 4(L)	PP	Omega North - Parcel 4(L)	Warrington	B	Outline	Outline application for Omega Phases 1 & 2 involving phased redevelopment for primarily employment uses (offices, industrial, storage & distribution) with associated development for subsidiary uses (retail, food & drink, non-residential institutions & hotel), and associated car parking, landscaping and infrastructure, including demolition of existing structures on site.	2003/01449	Y	Y	Y	Y	Y	2.06		

**EMPLOYMENT LAND AVAILABILITY
POSITION STATEMENT 2014**

SITES WITH PLANNING PERMISSION AS AT 1ST APRIL 2014



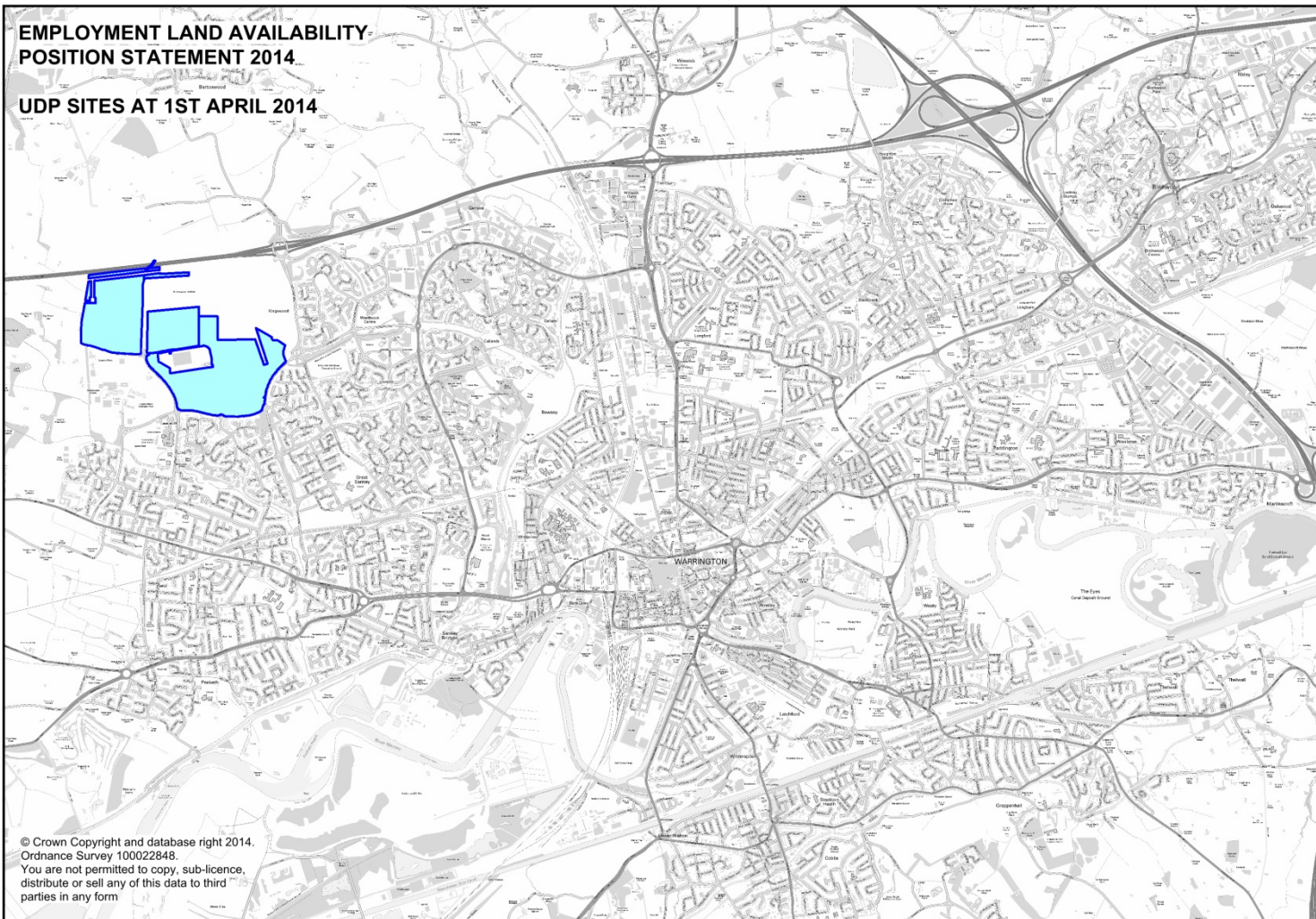
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Appendix 4: Omega Strategic Sites at 1st April 2014

WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
Omega Phase 3 Remainder	Omega PP	Omega Phase 3	Lingley Green Avenue	B	Section 6.1 / 7.1	Westwood Employment Area	412-110	Y	Y	Y	Y	Y	55.06	116,128	1,250,000
Omega Phase 4 Remainder	Omega PP	Omega Phase 4	Lingley Green Avenue	B	Section 6.1 / 7.1	Westwood Employment Area	412-110	Y	Y	Y	Y	Y	17.57	111,483	1,200,000
Omega Phase 5 Remainder	Omega PP	Omega Phase 5	Lingley Green Avenue	B	Section 6.1 / 7.1	Westwood Employment Area	412-110	Y	Y	Y	Y	Y	33.23	130,063	1,400,000

**EMPLOYMENT LAND AVAILABILITY
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UDP SITES AT 1ST APRIL 2014



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Appendix 5: Future Employment Sites at 1st April 2014

Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
PS1		Bridge Street/Time Square Development Area	Land bounded by Buttermarket Street, Bridge Street, Academy Street & Mersey Street	B	Identified as having important regeneration capabilities. SPD & Masterplanning work.	7.85	Phase 1 likely to include 1,093 sqm offices. Phase 2- 4,535 sqm offices	B1 Office accommodation	✓	✓		Site is considered to be a suitable Town Centre location. Council currently seeking a development partner to progress the area. Site to be reviewed on an annual basis.
PS2		Town Hill Car Park	Town Hill, Scotland Road	B	Central Town Centre Site with regeneration benefits	0.09		B1 Office accommodation	✓			Site is considered to be a suitable Town Centre location. Site to be reviewed on an annual basis.
PS4	256	55 Wilson Patten Street	Wilson Patten Street Warrington	B	Lapsed application for office development (2004/02592)	0.15	1,425	B1 Office accommodation	✓			Site is considered to be a suitable Town Centre location. Lapsed consent due to current economic climate. Site to be reviewed on an annual basis.
PS8	50 B(b)	Plot 2 (part), Centre Park	Centre Park Square	B	Included in previous Employment Land Monitoring	0.33		B1 Office accommodation		✓		Existing employment area. Suitable use in this location. Possible constraints in relation to access to bring the site forward. Site to be reviewed on an annual basis
PS9	50 H(c)	Plot 18 (part), Centre Park	Centre Park (NE)	B	Reserved Matters application for access roads and (Phase 1) B1 business units	0.63		B1 Office accommodation		✓		Existing employment area. Suitable use in this location. Possible constraints in relation to access to bring the site forward. Site to be reviewed on an annual basis

Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
PS11	225	Former Troutdale Properties Land	Slutchers Lane	B	Whitecross Arpley Meadows Local Plan Allocation (IE3)	1.81		B2 & B8 development		✓		Site may be suitable but development is currently constrained. Residential development is currently being promoted by the land owner and the Council through the publication of the Town Centre South Strategic masterplan Framework Final Report. Site to be reviewed on an annual basis
PS12		Spectra Park, Centre Park	End of Slutchers Lane	B	Identified in SHLAA and vacant buildings on site, currently being marketed	7.87	Industrial 232.26 - 15,793.38 sq m Offices 14.86 - 226.78 sq m	B8 ancillary B1	✓	✓		Vacant buildings on site. Site currently being marketed. Existing employment area therefore site would be suitable for employment development. Possible constraints due to access of the site from Slutchers Lane.
PS13	78b	Crosfield's South Bank,	Eastford Road	B	Policy Ref. IE1 - Crosfield's South Bank Whitecross Arpley Meadows Allocation	10.03		B2		✓	✓	B2 type uses already occupy north of this site. Suitable employment uses in this location although constraints in relation to access e.g. existing railway/chord line to bring the site forward. Possible contamination. Site to be reviewed on an annual basis
PS14	238	Clinical waste treatment site	Winwick Road	B	Previous applications for Health Care Waste Treatment Facility	1.12	5,718	B2 uses	✓	✓		Existing employment area. Suitable use in this location. Site has potential constraints e.g. land contamination. Site to be reviewed on an annual basis

Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
PS15	15 A(d)	Western Site-Lingley Mere	Lingley Green Avenue	B	Lapsed application for B1 office use	0.84		B1 Office accommodation	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS17	241	Edward Cheshire	Navigation Street	B	Lapsed application for B8 with ancillary offices	0.09	945	B8 with ancillary B1	✓			Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS18	23d	Land to rear of Lever Distribution/Excel Logistics	Lyncastle Way	B	Lapsed application for mixed used employment development	1.71	5,750	B1/B2 & B8 uses	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS19	275	Warrington Central Trading Estate	Bewsey Road	B	Lapsed application for mixed used employment development	1.4		B1, B2 & B8	✓			Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS20	250 7(a)	Birchwood-Parcel 7	Faraday Street/Cavendish Avenue	B	Lapsed application for mixed used employment development	5.87	52,721	Business Park for B1/B2 & B8 uses	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS24		Land at Thomas Lockers Site	Church Street	B	Previous application for mixed use development (2007/11612)	1.38		B1, B2 & B8		✓		Site benefits from planning consent. Questionable whether the site will be delivered in line with current consent. Commercial development would be suitable use in this location. Possible constraints to bring the site forward. Site to be reviewed on an annual basis.
PS25		Port Warrington	Birchwood Lane, Acton Grange	B	Peel Holdings (2010)	11.95		Potential future development to include 37,000sqm existing distribution space with a further 5ha of potential	✓	✓		Current employment uses on site. Possible constraints as major developed site in Greenbelt. Site to be reviewed on annual basis.

Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
								developable land.				
PS26		Warrington Town Football Club	Wash Lane/Common Lane	B	Site put forward by Peel Holdings (2010)	2.89		B2 with ancillary B1, possible canalside development		✓		Site is considered to be a suitable location. Possible constraints e.g. flooding to bring the site forward. Site to be reviewed on an annual basis.
PS27	250 1(d)	Birchwood Park (Site 1) 107, 108	Dalton Avenue	B	Lapsed planning permission for B1 development (A00/41159)	0.86	3,762	B1 Office accommodation	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS28	276	Warrington Road Maintenance Depot	Athlone Road	B	Lapsed planning permission for B1 & B2 development (A01/43434)	0.47	149	B1 & B2		✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS29	64	Phipps Lane	Burtonwood	B	Lapsed planning permission for B1 & B8 development (90/25556)	0.2	600	B2 & B8 with ancillary B1	✓			Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS30	95c	Big Apple (Phase 2) Part 3 Remainder	Langford Way	B	Lapsed planning permission for B8 development (2003/00575)	0.74	31,000	B8	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS31	99A	Former FB Atkins site	Lyncastle Way	B	Lapsed planning permission for B8 & B1 development (A01/43602)	1.42	5,100	B8 with ancillary B1	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS32	166a	Sites F, G1 and G2 at Trident Industrial estate	Off Warrington Road	B	Lapsed planning permission for B1, B2 & B8 development (A01/44186)	0.41		B1, B2 & B8	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis

Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
PS33	166e	Trident Industrial Park	Daten Avenue	B	Lapsed planning permission for B1, B2 & B8 development (97/36537)	2.18	7,432	B1, B2 & B8	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS34	219	Mr Smiths Night club	Wilson Patten Street Warrington	B	Lapsed planning permission for leisure use with office above (A00/41229). Building now vacant	0.47	1,156	B1 Office accommodation		✓		Building on site is now vacant. Site is a suitable Town Centre location but development is currently constrained due to proximity of existing railway/chord line. Site is currently being promoted by the land owner and the Council through the publication of the Town Centre South Strategic masterplan Framework Final Report. Site to be reviewed on an annual basis.
PS36	12	The Grange	Pipe Lane	G	Included in previous Employment Land Monitoring	0.96		B1, B2 & B8	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS37		Land east of Victoria Park	Manor Industrial Estate		Included in SHLAA	2.37		B2		✓		Site identified in SHLAA. Currently open space. Site to be reviewed on annual basis
PS38		SE of Woolston M6 Junction	Manchester Road		Included in SHLAA	6		B8			✓	Site identified in SHLAA. Currently green belt. Site to be reviewed on annual basis
PS39		Land east of Hamnett Court, Birchwood	Ainscough Road		Included in previous Employment Land Monitoring	0.86		B1 Office accommodation	✓	✓		Site identified as suitable for employment in previous ELM reports. Currently open space. Site to be reviewed on an annual basis

Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
PS40		Land east of Spencer House, Birchwood	Dewhurst Road		Included in previous Employment Land Monitoring	0.66		B1 Office accommodation	✓			Site identified as suitable for employment in previous ELM reports. Currently open space. Site to be reviewed on an annual basis
PS41		Warrington Bus Depot	Brian Bevan Island, Wilderspool Causeway	B	Previous pre application discussions for mixed use development	1.34	4,535 sqm offices	B1 Office accommodation		✓	✓	Site is considered to be a suitable Town Centre location. Possible constraints to bring the site forward. Site to be reviewed on an annual basis.
PS42		Beers Timber Yard	Station Road, Latchford	B	Extant consent for residential development (2008/12523)	1.48		B2 & B8 Possible canalside development	✓	✓		Site benefits from residential consent. Questionable whether the site will be delivered in line with current consent. Commercial development would be suitable use in this location. Possible constraints to bring the site forward. Site to be reviewed on an annual basis.
PS43		Land at John Street/Winwick Street	John Street/Winwick Street	B	Extant consent for residential development (2007/09937)	0.84		B1	✓	✓		Site benefits from planning consent. Questionable whether the site will be delivered in line with current consent. Commercial development would be suitable use in this location. Possible constraints to bring the site forward. Site to be reviewed on an annual basis.

Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
PS46		George Howard Scrap Yard	Folly Lane	B	Extant planning consent for residential development. Current application for additional building to support current use of Waste transfer facility	1.33		B2 & B8	✓	✓		Site benefits from residential consent. Questionable whether the site will be delivered in line with current consent. Existing employment site therefore commercial development would be suitable use in this location. Possible constraints to bring the site forward. Site to be reviewed on an annual basis. Current proposal to continue use of the site for waste recycling and transfer.
PS48		Pierpoint & Bryant Lagoon	Rear of Pichael Nook	B	Previous pre application discussions for residential development	3.45		B2 & B8				Site previously identified as possibly being suitable for housing although issues of land contamination may be a significant constraint to bring the site forward. Commercial development may also be suitable use in this location, if constraints could be overcome. Site to be reviewed on an annual basis.
PS49		Howley Quay	Howley Lane	B	Included in previous Employment Land Monitoring	0.62		B2 & B8	✓	✓		Existing employment area. Suitable use in this location. Possible constraints. Site to be reviewed on an annual basis

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PS50		Fiddlers Ferry Power Station	Fiddlers Ferry Widnes Road	GB	Communication from current owners	Unknown	Unknown	B1, B2 & B8		✓	✓	Potential development in accordance with UDP Policy EMP9 may be acceptable.
PS53		Bank Quay Station	Parker Street, Warrington	B	Identified in Town Centre South Masterplan as having potential to deliver an office scheme	0.43		B1		✓		Site is a suitable Town Centre location for office use. Site identified in Town Centre South Strategic Masterplan Framework Final Report as having capabilities for B1 office use. Site to be reviewed on an annual basis.
PS54		Former Crosfield Theatre	Thewis Street	B	Site vacant. Included in SHLAA. Potential for employment use	0.84	unknown	B1, B2 & B8	✓	✓		Site potential suitable for employment uses. Site to be reviewed on an annual basis.
PS55		Site along Owen Street	Owen Street	B	Included in previous Employment Land Monitoring	0.74	1,800	B8	✓			Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS56		Capitol Park	Calver Road,	B	Included in previous Employment Land Monitoring	6.57	5,560	B1/B2/B8	✓	✓		Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis

Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
PS57		35-37 Bewsey Street	Warrington	B	Included in previous Employment Land Monitoring	0.02	242	B1	✓			Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS58		18-20 Dallam Lane & 51-53 Bewsey Street	Dallam Lane	B	Included in previous Employment Land Monitoring	0.18	700	B1	✓			Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS59		Technologies Ltd	3 Kelvin Close, Birchwood	B	Included in previous Employment Land Monitoring	0.52	360	B1 and B8	✓			Existing employment area. Suitable use in this location. Site to be reviewed on an annual basis
PS60		PDC / St Werburghs	Irwell Road	B	Included in SHLAA	2.9		B1 and B2		✓	✓	Site included in SHLAA. To be reviewed on annual basis.
PS61		Pyramid / Parr Hall Car Park	Museum Street	B	Included in SHLAA	0.21		B1	✓	✓		Site included in SHLAA. To be reviewed on annual basis.

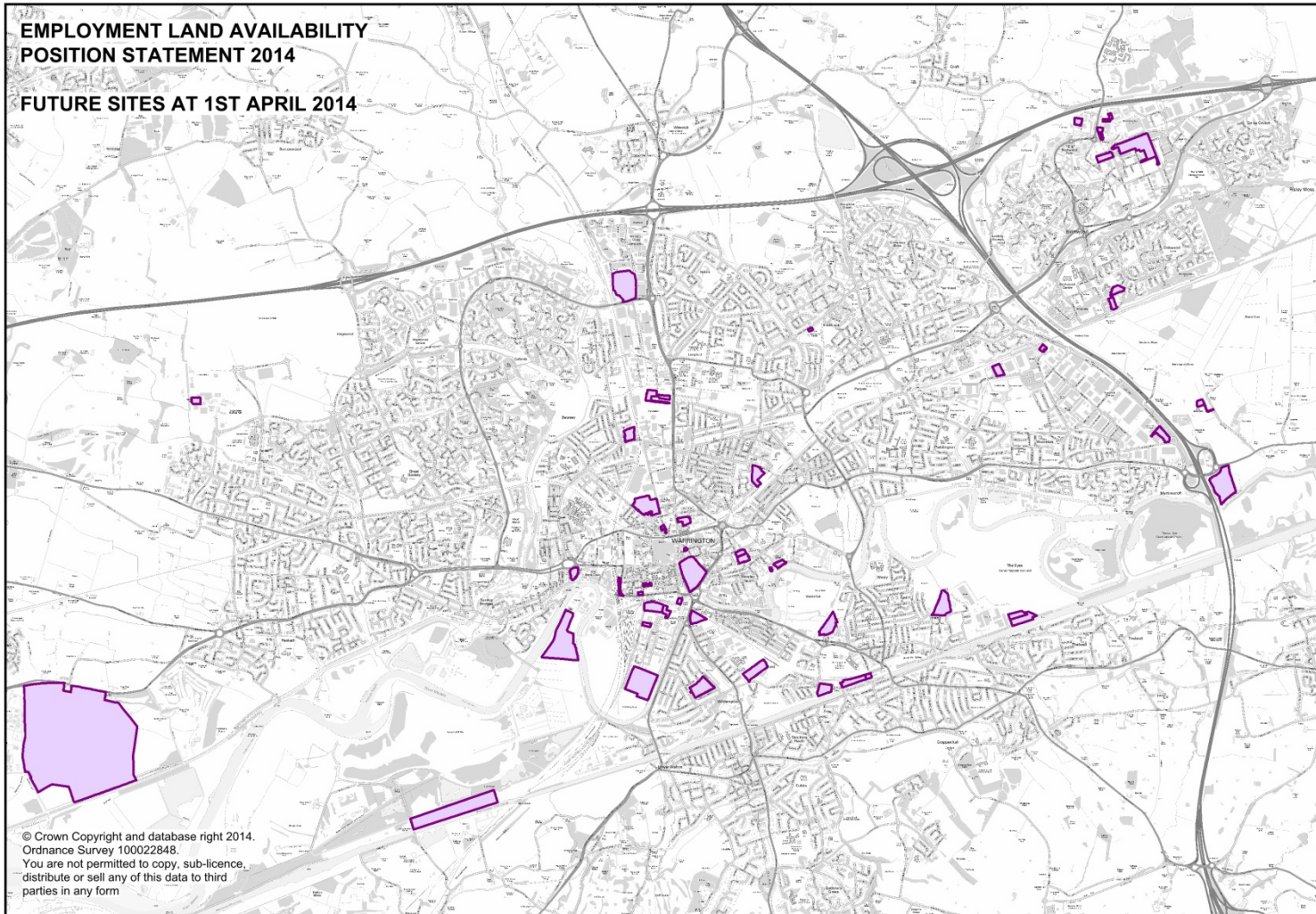
Future Potential Site Reference	Previous Site Reference (if applicable)	Site Name	Site Address	G/B	Source	Site Area (Ha.)	Indicative Floorspace (Sq m)	Type of employment development	Indicative Delivery Timeframe (0-5 years)	Indicative Delivery Timeframe (6-15 years)	Indicative Delivery Timeframe (16 years +)	Comments
PS62		Depot Site, Capesthorne Road	Capesthorne Road	B	Included in SHLAA	0.12		B1 and B2	✓	✓		Site included in SHLAA. To be reviewed on annual basis.
PS63		Jackson Ave Car Park	Jackson Avenue	B	Included in SHLAA	0.12		B1	✓	✓		Site included in SHLAA. To be reviewed on annual basis.
PS64		South section of Lockers Site	Farrell Street	B	Included in SHLAA	0.87		B1 and B2	✓	✓		Site included in SHLAA. To be reviewed on annual basis.
PS65		Site adj to Beers Timber Yard	Station Road, Latchford	B	Included in SHLAA	0.27		B1 and B2	✓	✓		Site included in SHLAA. To be reviewed on annual basis.
PS66		Land at eastern end of Thelwall Lane	Thelwall Lane	B	Included in previous Employment Land Monitoring	2.28	4,286	B1a and B2	✓	✓		Site potential suitable for employment uses. To be reviewed on annual basis.

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PS67		18 Chesford Grange	Woolston	B	Included in previous Employment Land Monitoring	1.07	345	B8	✓	✓		Site potential suitable for employment uses. To be reviewed on annual basis
PS69		Land at rear of New Moss Farm	Martinscroft	G	Included in previous Employment Land Monitoring	0.50	465	B8	✓	✓		Site potential suitable for employment uses. To be reviewed on annual basis
PS70		Land at Thelwall Lane	Thelwall Lane	B	Included in previous Employment Land Monitoring	0.93	2,854	B2 and B8	✓	✓		Site potential suitable for employment uses. To be reviewed on annual basis
PS71		22 Kingsland Grange	Woolston	B	Included in previous Employment Land Monitoring	0.34	300	B2	✓	✓		Site potential suitable for employment uses. To be reviewed on annual basis
PS72		Former G&J Greenalls Depot	Loushers Lane	B	Included in previous Employment Land Monitoring	2.45	8,524	B8		✓		Site potential suitable for employment uses. To be reviewed on annual basis

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TOTAL POTENTIAL LAND IN HECTARES IDENTIFIED						88.04						

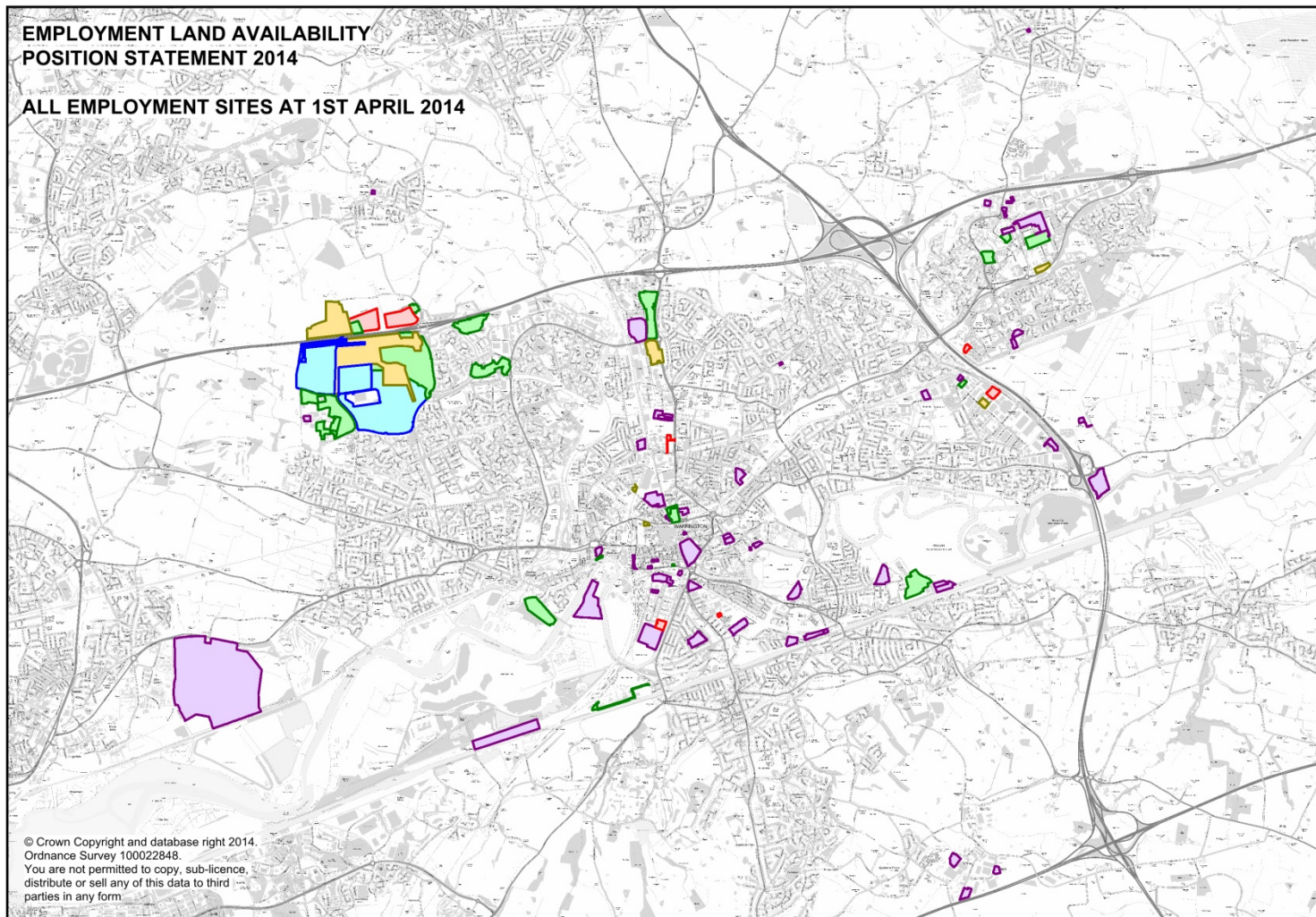
**EMPLOYMENT LAND AVAILABILITY
POSITION STATEMENT 2014**

FUTURE SITES AT 1ST APRIL 2014



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Appendix 6: All Employment Sites at 1st April 2014



Appendix 7: Employment Losses at 1st April 2014

WBC Site Reference	Site Availability Code	Site Name	Site Address / Location	G/B	App Type	Proposal	Application Reference	B1 a	B1 b	B1 c	B2	B8	Site Area TOTAL	Floorspace (sqm)	Floorspace (sqft)
	Loss	Units 1 & 2, Cavegrade Business Park	Liverpool Road	B	Full	Proposed change of use of existing industrial building (B1, B2, B8) to Indoor BMX / Skate Park and ancillary cafeteria (D2, A3) including access and customer car and cycle parking arrangements.	2013/21392	Y	Y	Y	Y	Y	0.51	4,143	44,595
	Loss	Beech House, Oak House & adjoining land at Willow Tree Park	Booths Lane, Lymm	B	Full	Full Planning - Proposed change of use of Offices (Use Class B1) to School (Use Class D1)	2013/22179	Y	Y	Y			0.53	600	6,459
	Loss	Unit 7	Wharf Street	B	Full	Proposed change of use from B2 (General Industrial) to D2 (Assembly & Leisure)	2013/22324				Y		0.46	287	3,090

WARRINGTON Borough Council



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